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Deutsche Bank National Trust
Company as Trustee for WaMu
Mortgage Pass-Through Certificates
Series 2005-AR2

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR WAMU
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-AR2,

Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company;
HERITAGE ESTATES HOMEOWNERS
ASSOCIATION; PABLO MARIANO, an
individual, TEOFISTA MARIANO, an
individual, ROMEO GALEOS, individually
and as trustee of the Romeo Galeos and
Blandina Galeos Revocable Trust dated June
30, 2004, and BLANDINA GALEOS,
individually and as trustee of the Romeo
Galeos and Blandina Galeos Revocable Trust
dated June 30, 2004

Defendants.

Case No.: 2:17-cv-01997-APG-VCF

**STIPULATION AND
ORDER DISMISSING SFR
INVESTMENTS POOL 1, LLC
WITH PREJUDICE AND
DEFENDANTS PABLO
MARIANO, TEOFISTA
MARIANO, ROMEO GALEOS,
AND BLANDINA GALEOS
WITHOUT PREJUDICE**

Plaintiff Deutsche Bank National Trust Company as Trustee for WaMu Mortgage Pass-
Through Certificates Series 2005-AR2("Deutsche"), Defendant SFR Investments Pool 1,

1 LLC, (“SFR”) (collectively, the “Parties”),¹ by and through their respective counsel of record,
2 hereby stipulate that all claims between Deutsche and SFR concerning the foreclosure sale
3 conducted by Nevada Association Services, Inc. on behalf of Heritage Estates Homeowners
4 Association concerning the real property commonly known as 6156 Stone Hollow Avenue, Las
5 Vegas, NV 89156; Parcel No. 140-15-319-007, resulting foreclosure deed recorded in the
6 Official Records of the Clark County Recorder, Instrument Number 201305070000939
7 (“Foreclosure Sale”) shall be dismissed with prejudice.
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9 All claims concerning the Foreclosure Sale against Pablo Mariano, an individual,
10 Teofista Mariano, an individual, Romeo Galeos, individually and as trustee of the Romeo
11 Galeos and Blandina Galeos Revocable Trust dated June 30, 2004, and Blandina Galeos,
12 individually and as trustee of the Romeo Galeos and Blandina Galeos Revocable Trust dated
13 June 30, 2004 (“Borrowers”) are also hereby dismissed by Deutsche without prejudice. This
14 dismissal does not affect Deutsche’s ability to collect from the Borrowers under the terms of
15 the promissory note referenced in the complaint.

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28 ¹ Defendants Pablo Mariano, Teofista Mariano, Romeo Galeos (individually and as trustee of the Romeo Galeos and Blandina Galeos Revocable Trust dated June 30, 2004) and Blandina Galeos (individually and as trustee of the Romeo Galeos and Blandina Galeos Revocable Trust dated June 30, 2004) have not appeared in this action

It is further stipulated that each party shall bear their own fees and costs.

Dated this 5th day of November, 2019

Dated this 5th day of November, 2019

**SMITH LARSEN & WIXOM,
CHARTERED**

KIM GILBERT EBRON

/s/ Christopher L. Benner

/s/ Diana S. Ebron

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Attorney for Defendant,

National Trust Company as Trustee for

SFR Investments Pool 1, LLC

WaMu Mortgage Pass-Through Certificates

Series 2005-AR2

ORDER

IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

Dated: November 6, 2019.

Respectfully submitted:

SMITH LARSON & WIXOM

/s/ Christopher L. Benner

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